



Primary Land Use:	Vacant
Lot size:	20,000 square feet (2 parcels facing San Bruno Ave)
GP Land Use Designation:	Transit Oriented Development (TOD)
Zoning:	Commercial (<i>To be rezoned Mixed Use/TOD</i>)
Primary Land Uses Allowed:	Retail and residential
Maximum Height:	3 Stories (<i>ongoing Transit Corridors Plan proposes increase of height to 4-5 stories</i>)
Maximum Density:	50 units per acre (General Plan)
Special Policy Area:	Transit Corridors Specific Plan (<i>in development</i>) (www.planbruno.org)

- Located just across the street from the future Caltrain station, provides an opportunity to develop a gateway connection that ties the Station area to Downtown.
- Potential to create a larger development site with assembly of adjacent parcels (see below).
- Prime location for a prominent building with active storefronts and uses such as outdoor dining serving Train station and new residents.
- The building should include prominent and distinctive architectural elements, particularly at the corner facing San Bruno and Huntington Avenues.
- The Transit Corridors Plan proposes reduced parking requirements.

APN	AREA	SITE ADDRESS	OWNER NAME	OWNER ADDRESS
020-111-150	7,500 sq ft	104 San Bruno Ave W	Joe Welch	383 San Bruno Ave. W
020-111-160	12,500 sq ft	170 San Bruno Ave W	Aish Wisfe	1435 Huntington Ave #230, SSF
020-111-130	2,500 sq ft	Huntington Ave	Frederick Firpo	380 Elm Ave, San Bruno
020-111-140	2,250 sq ft	Huntington Ave	Frederick Firpo	380 Elm Ave, San Bruno